



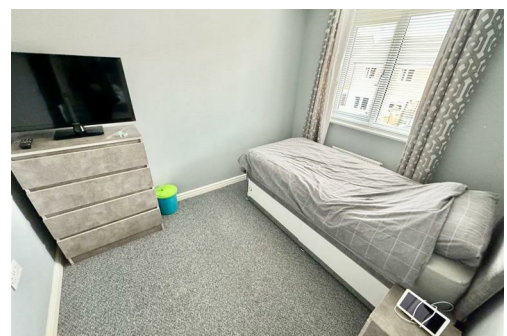
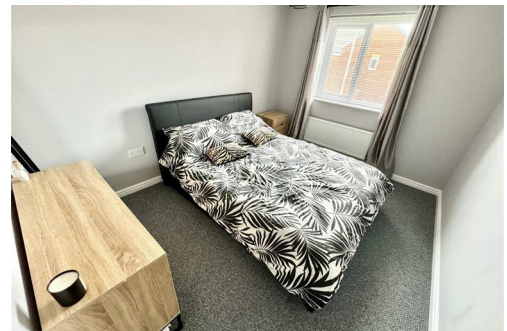
SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached property built to the 'Roseberry' design by Persimmon Homes. The well proportioned living accommodation briefly comprises; entrance hall with stairs to the first floor landing, spacious lounge with double doors opening to an open plan kitchen/diner with access to the garden and a useful utility room/WC. To the first floor landing are four bedrooms, the master bedroom has the benefit of an en suite shower room and a modern bathroom/WC fitted with a three piece suite. Externally to the front of the property is a driveway with off street parking for 2 cars and to the rear is a generous size garden which is mainly laid to lawn with a paved seating area. Viewings come highly recommended to fully appreciate.

**Scholars Rise, Middlesbrough, TS4 3RP**  
**4 Bed - House - Detached**  
**£235,000**  
**EPC Rating: C**  
**Council Tax Band: D**  
**Tenure: Freehold**





**Scholars Rise, Middlesbrough, TS4 3RP**



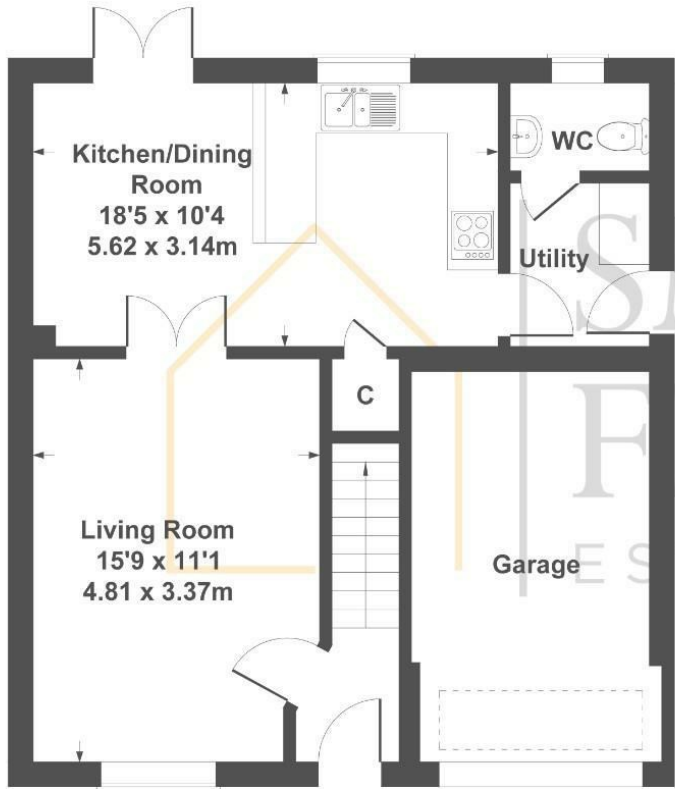
**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

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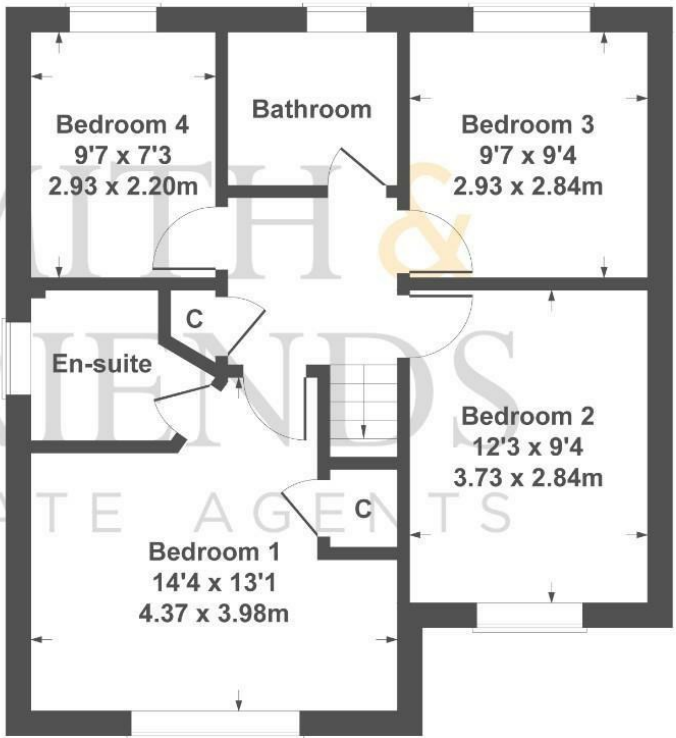


# Scholars Rise

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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